Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

CMDA

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Canara Bank Park Town Branch. Date 08/03/2024

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **097620103196 6**

Chennai Corporation - Zone No. Zone - 3

Applicant Name & Address P. Ramesh kumar & P. Jithendra kumar

9444439909

Mobile No.

Ref. No./PPA No. SD/WDC/NO3/00051/2024

Site Address T.S. No: 8/2, Madhavaram village Madhavaram Taluk

Remittance Particulars	Amount (₹)	
Development Charges	12200	-
Regularisation Charges		-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	60000	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	72200	-

Amount (in words) : ₹. Seventy two thousands two hundred only

★ Official of Corporation of Chennai 8/3/24 ★ Signature of Applicant U8 Bank Official

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN03/00051/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N025	08/03/2024	24/01/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		1.MR.RAMESH KUMAR PREMJI SAMJI PATEL 2.JITHENDRA KUMAR PREMJI SAMJI PATEL-75, CENTURY CENTRE, ALWARPET, CHENNAI-600018.	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:T.S.NO.8/2, 200 FT ROAD RING ROAD,RING ROAD,MADHAVARAM,Madhavaram, CHENNAI,	
CMDA Development Charges			12200
Open space reservation charges			60000
மொத்தக் கட்டணம்/Total (In Rs.)			72200

Amount (in words): Rupees Seventy Two Thousands Two Hundred Only

C.M.D.A. DD Details : DD Number: 132176 Amount: 72200 Rs. Date:08/03/2024 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

8/3/24

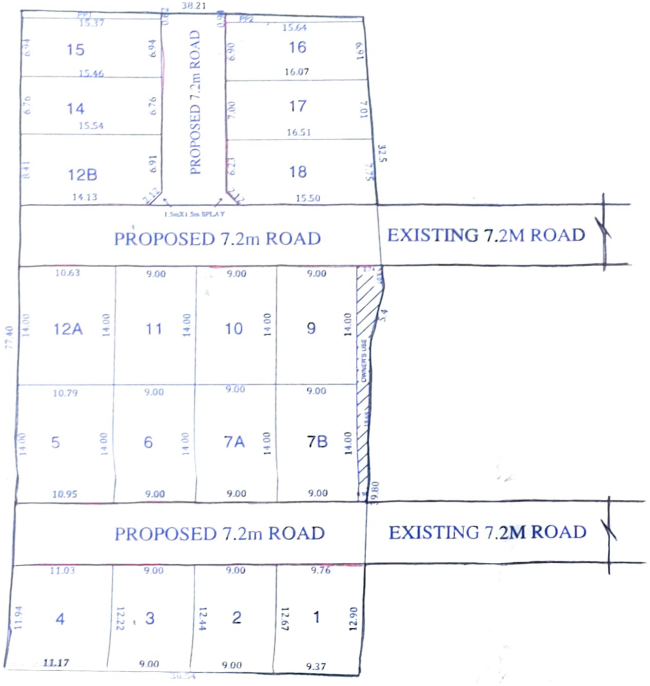
Assistant Executive Engineer (T.P.)

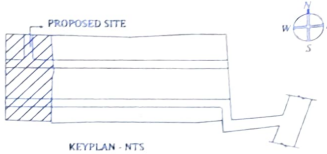
8/3/24

Executive Engineer (T.P.)

8/3/24

8/3/24





PARTICULARS	AREA in sq.m
SITE AREA	3035.25
ROAD AREA	726.55
PP1	12.01
PP2	19.22
OWNER'S USE	45.58
PLOTTABLE	2231.89
PLOT NO	AREA in sq.m
1	122.25
2	112.99
3	110.98
4	134.08
5	152.14
6	126.00
7A	126.00
7B	126.00
9	126.00
10	126.00
11	126.00
12A	149.91
12B	129.92
14	104.75
15	106.98
16	109.40
17	114.05
18	128.44
TOTAL	2231.89

PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT COMPRISED IN T.S.NO. 8/2 OF MADHAVARAM VILLAGE , MADHAVARAM TALUK, CHENNAI DISTRICT GREATER CHENNAI CORPORATION

DIVISION - 25 ZONE - III

NOTE:-

01. SPLAY OF 1.5 X 1.5 PROVIDED AT THE INTERSECTION OF ROADS

02. THE ROAD AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFTED DOC. 1213/2024 DATED 24/01/2024

03. THE DEVELOPER SHALL CARRY OUT THE INFRASTRUCTURE DEVELOPMENT WORKS LIKE ROAD,DRAINS & STREET LIGHTS AS PER THE STANDARD SPECIFIED BY GCC.

04. THE MAINTENANCE AND TAKING OVER ROAD,DRAIN AND STREET LIGHT SHALL BE DONE AS SPECIFIED IN THE G.O(MS)NO.141,HOUSING AND URBAN DEVELOPMENT[UD4(1] DEPARTMENT DATED:16/07/2022

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

SCALE : 1.300

POWER AGENT / OWNER:

REGISTERED ARCHITECT:

Ar. [illegible]
Registered Architect RA/00/2852/21
Greater Chennai Corporation
B1, Anna University Staff Quarters, South Gate,
Gandhi Mandapam Road, Kotturpuram, Chennai-600 025.
Mobile: 9042911631

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SD/WDC/N03/00051/2024
(மனைப்பிரிவு)

நாள் 08/03/2024 வாண்டு 025

ஒப்பளிக்கப்பட்டது

8/3/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 24/01/2024
SD/WDC/N03/00051/2024
பெ.சென்னை மா.தி.அ-வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

Layout Approved vide No:
LA/WDC/N03/00006/2024
Dt: 08/03/2024

8/3/24
AEE

8/3/24
for Commissioner

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.